



City of El Paso – City Plan Commission Staff Report

Case No: SURW13-00012 Edgar Road Vacation
Application Type: Right-of-way Vacation (**Reconsideration**)
CPC Hearing Date: June 13, 2013

Staff Planner: Mirian Spencer, 915-541-4482, spencerm2@elpasotexas.gov
Location: East of IH-10 and South of Montoya Lane
Acreage: 2.6503 acres
Rep District: 1
Existing Use: vacant
Existing Zoning: C-3/c (Commercial/conditions) and C-3 (Commercial)

Property Owner: Prime Desert Properties, LLC
Applicant: El Paso Electric Company
Representative: Quantum Engineering Consultants, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3/c (Commercial/conditions)/ Vacant
South: C-3 (Commercial)/ Vacant
East: C-1/c (Commercial/conditions)/ Vacant
West: M-1 (Light Manufacturing)/ IH-10

PLAN EL PASO DESIGNATION: G-3, Post-War

APPLICATION DESCRIPTION

This item is being represented to include an additional 0.7403 acre portion of right-of-way that was inadvertently omitted from the previous City Plan Commission case. The applicants will maintain a 20 ft. drainage and PSB easement within Parcel 1 and a 20 ft. PSB Easement within Parcel 2 as shown on the West Desert Marketplace Subdivision Plat approved by the City Plan Commission on a Major Combination basis on April 18, 2013.

The applicants are requesting to vacate a portion of Edgar Road, located between Ethel Road and Desert Boulevard South. The entire right-of-way is proposed to be vacated in order to allow for the construction of an El Paso Electric Company operations, fleet services and maintenance facility. There are no existing improvements on the right-of-way that is proposed to be vacated.

All abutting properties are owned by Prime Desert Properties, LLC.

Planning Division Recommendation:

The Planning Division recommends **Approval** of the street right-of-way vacation.

City Development Department - Land Development:

No objections

EPDOT

No objections

El Paso Water Utilities:

PSB easements shall be retained as follows:

Parcel 1: A 20-foot wide PSB easement to accommodate the existing 12-inch diameter sewer main that extends along Edgar Road from the 30-foot drainage and PSB easement to IH-10. The vacation survey for Parcel 1 is to reflect a 20-foot PSB easement in the portion described above.

Parcel 2: A 20-foot wide PSB easement to accommodate the existing 12-inch diameter sewer main that extends along Edgar Road.

Stormwater Division:

No comments received

Parks and Recreation:

No comments received

El Paso Fire Department:

No comments received

El Paso Electric Company:

No objection to the release of Edgar Road except that El Paso Electric Company must maintain easement rights in the surveyed area until such a time that the existing electric line is relocated or no longer needed.

Sun Metro:

No comments received.

911:

No comments received.

Texas Gas Company:

No comments received

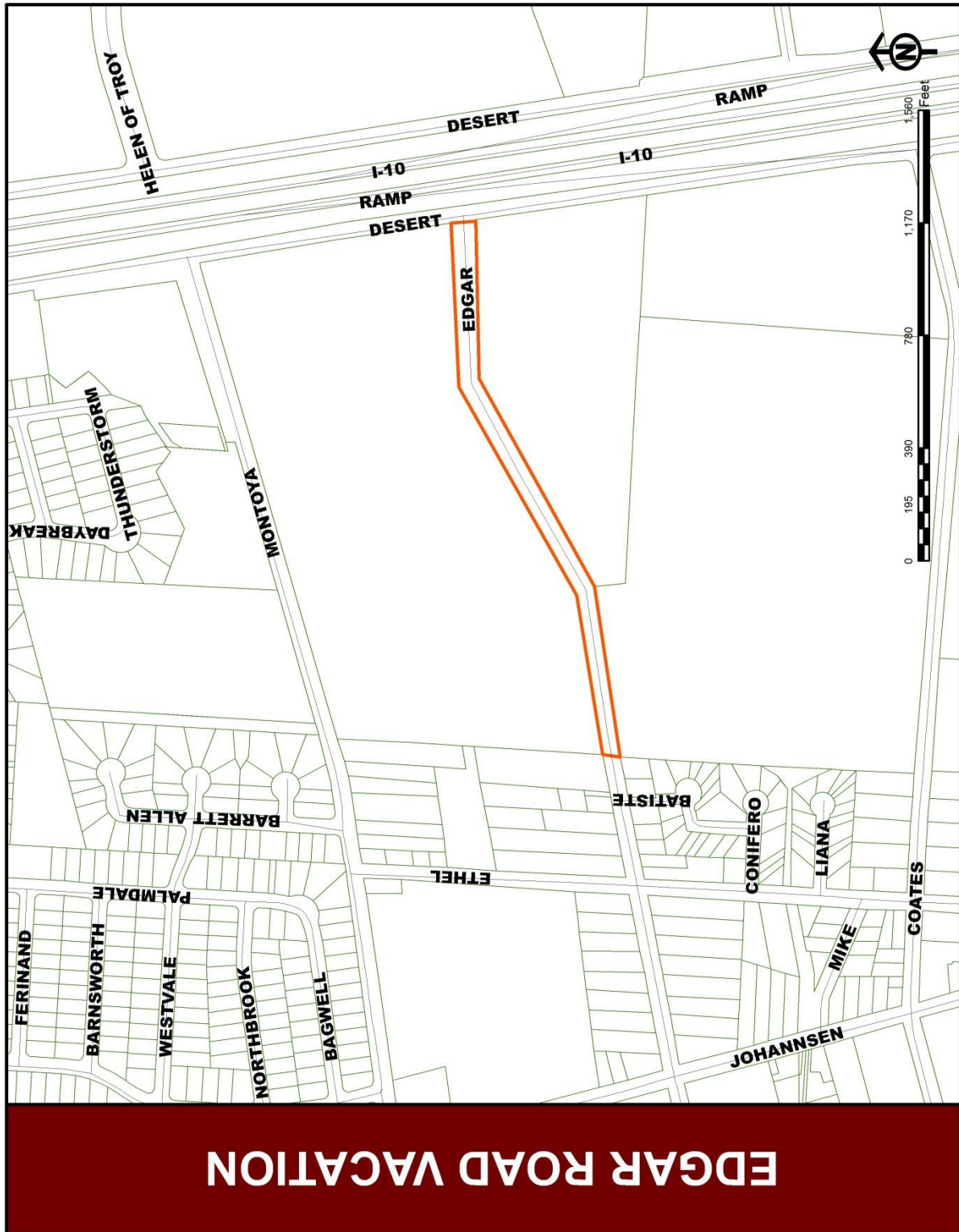
Canutillo Independent School District:

No comments received.

Attachments

1. Location map
2. Aerial map
3. Survey
4. Application

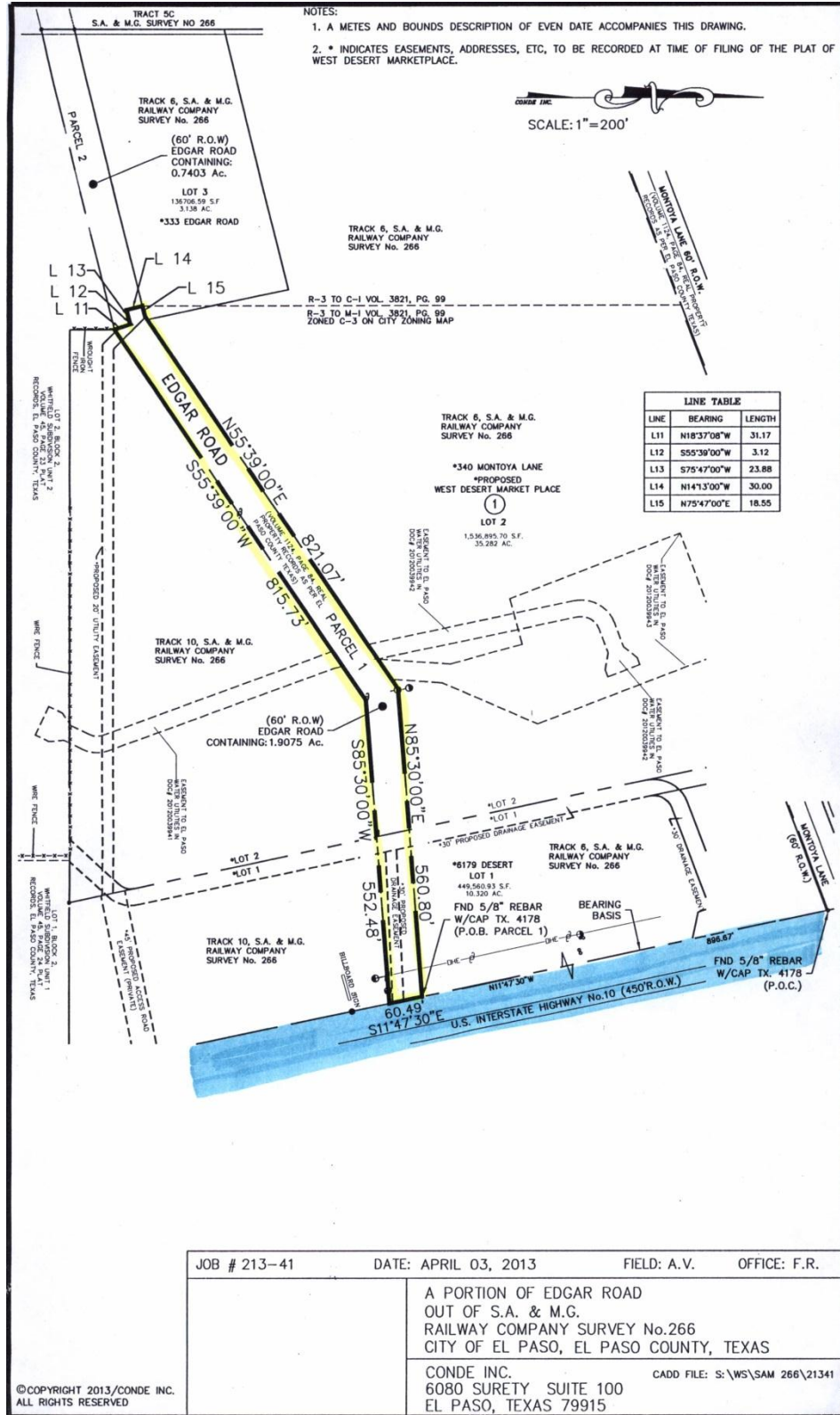
ATTACHMENT 1

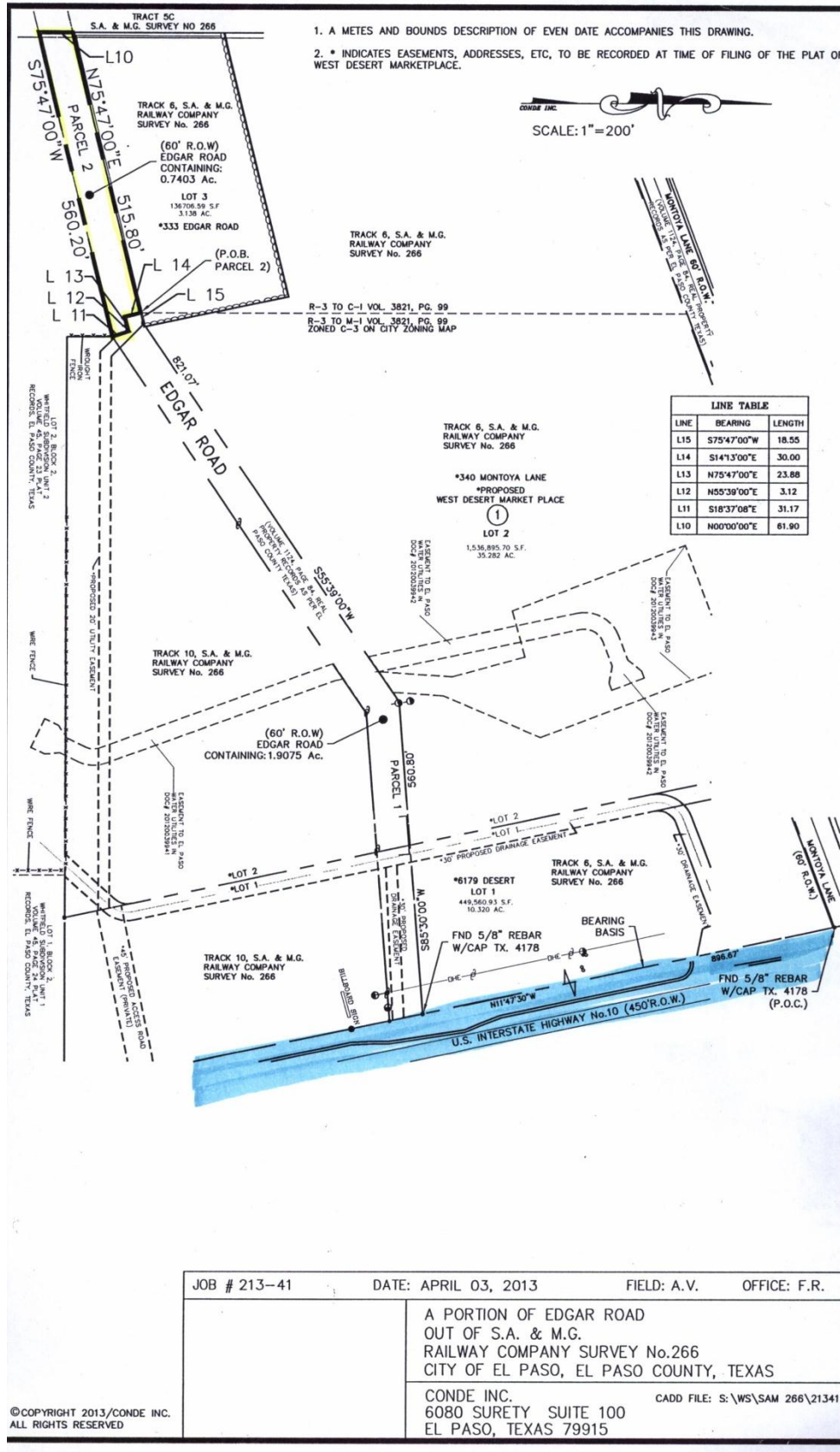


ATTACHMENT 2



ATTACHMENT 3





ATTACHMENT 4

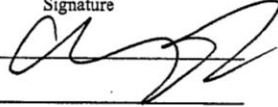


CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 4-24-2013

File No. SURW13-00012

1. APPLICANTS NAME QUANTUM ENGINEERING CONSULTANTS, INC. (ROBERT A. GONZALES)
ADDRESS 414 EXECUTIVE CENTER BLDG ZIP CODE 79902 TELEPHONE 915-532-7272
SUITE 200
2. Request is hereby made to vacate the following: (check one)
Street ☒ Alley ☐ Easement ☐ Other ☐
Street Name(s) EDGAR ROAD Subdivision Name WEST DESERT MARKETPLACE
Abutting Blocks 1 Abutting Lots 1 & 2
3. Reason for vacation request: ACCOMMODATE AN EPEC OPERATIONS, FLEET SERVICES AND MAINTENANCE FACILITY
4. Surface Improvements located in subject property to be vacated:
None ☒ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☐ Other N/A
5. Underground Improvements located in the existing rights-of-way:
None ☐ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☒ Storm Drain ☐ Other ☐
6. Future use of the vacated right-of-way:
Yards ☒ Parking ☒ Expand Building Area ☐ Replat with abutting Land ☐ Other ☐
7. Related Applications which are pending (give name or file number):
Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☐ Other N/A
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
	<u>WEST DESERT MARKETPLACE</u> <u>LOT 2, BLOCK 1</u>	<u>915-525-0475</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

CASHIER'S VALIDATION
FEE: \$966.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

ROBERT A. GONZALES
QUANTUM ENGINEERING CONSULTANTS, INC.

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.